

CONCEPT REVIEW - CONTINUED**8. 1210 STATE ST**

C-2 Zone

Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower, LLC
Architect: Brian Cearnal

(This is on the City's Potential Historic Resources list. Proposal to replace the existing exterior fire escape stairs, construct a rooftop mechanical equipment screen, add rooftop windows, and uncover, rehabilitate, and add wrought iron balcony details to 12 original windows (two windows each on six floors) on the south elevation of the Granada theatre. This project will also constitute of a change of use from 19,000 square feet of office space to 10 residential condominium units.)

(Second Concept Review.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

(4:38)

Brian Cearnal and Diana Kelly, Architects, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the original marquee did not have a balcony and Staff appreciates the idea of the 1924 style marquee being reconsidered. Also, Mr. Jacobus requested that a letter report be prepared to analyze and approve or disapprove any change in the roofing material.

Motion: Continued indefinitely with the following comments: 1) Study the top of the stair tower where it meets the existing structure to visually suggest that it terminates at a lower height. 2) Restudy the fenestration on the east elevation of the stair tower and at a minimum, bring the windows more toward the center and consider restudying the top windows in their proportion or location. 3) The Historian is to generate a Letter Report if the roof materials are to be altered.

Action: Hausz/Naylor, 6/0/1. Rager stepped down.

CONCEPT REVIEW - CONTINUED**9. 211 E YANONALI ST**

M-1/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-005
Application Number: MST2005-00645
Owner: The Wright Partners
Architect: Lenvik & Minor
Agent: John Dohm

(Proposed removal of existing open yard and storage uses and construction of a two-story, 42,500 square foot commercial building on a 132,422 square foot parcel in the Coastal Zone. Parking areas will provide 136 spaces.)

(Second Concept Review.)

(PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A DEVELOPMENT PLAN, A COASTAL DEVELOPMENT PERMIT, AND MODIFICATIONS FOR PARKING AND FRONT YARD ENCROACHMENT.)

(4:52)

John Dohm, Planner; and Dave Jones, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The Commission appreciates the relocation of the building to the corner to enhance the pedestrian access. 2) Restudy the site plan to bring more of the building closer to Yanonali Street. 3) Further study the architecture on all four elevations. 4) Minimize the amount of flat roof. 5) Minimize the size of the parking lot. 6) Study the effects of new Title 24 regulations and guidelines and how they will affect the design. 7) Provide photographs from locations that would have a view of the buildings. 8) Consider some underground parking. 9) Study the architectural elements to be more of a human scale. 10) Study the roof material, mechanical equipment location, and screening on top of the roof at a conceptual level.

Action: Hausz/Hsu, 7/0/0.

~~CONCEPT REVIEW - NEW~~

10. **515 DE LA VISTA AVE** R-2 Zone

Assessor's Parcel Number: 029-031-015
Application Number: MST2005-00783
Owner: Larry and Elizabeth Martin
Architect: Will Rivera

(This is a contributing structure to the proposed Bungalow Haven Historic District. Proposal to construct a new raised front porch and abate ENF2005-00709 by permitting an as-built roof skylight and attached trellis at the rear of the dwelling and remove an illegal habitable space from the attic, all on a parcel located in the Lower Riviera Special Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:17)

Larry Martin, Owner, present.

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated the house is centrally located within the proposed Bungalow Haven Historic District and the house is shown to be a major contributing structure to the proposed historic district.

Staff comment: Susan Gantz, Planning Technician, stated that Staff does not support permitting the as-built skylight due to the fact that it may encourage habitable use in a non-habitable space.

Motion: Continued indefinitely with the following comments: 1) Restudy the porch to appear less massive and consider using a traditional porch with a solid roof. 2) If the trellis design is to remain, reduce the depth of the porch to six feet instead of eight feet. 3) Make the drawings accurate and correct the elevations. 4) Restudy the rear trellis to contain more character-defining features which is more in keeping with the era of the house. 5) The flat skylight design is acceptable to the Commission.

Action: Hsu/Rager, 7/0/0.

~~PRELIMINARY REVIEW~~

11. **116 E PADRE ST** E-1 Zone

Assessor's Parcel Number: 025-321-002
Application Number: MST2005-00259
Owner: Jerry and Virginia McFerran
Architect: Patrick Pouler

(Proposal to remodel an existing, two-story 1,364 square-foot residence located on a 5,250 square foot lot in the Mission Area Special Design District. The remodel will require a modification for the changes to the existing sunroom, patio, and expansion of existing doors or windows and same into the setbacks.)

(5:43)

Patrick Pouler, Designer; and Jerry McFerran, Owner, present.

Motion: Preliminary approval and an indefinite continuance to the Consent Calendar for approval of the details

Action: Hsu/Hausz, 5/2/2. La Voie and Suding absent. Murray and Pujo opposed.